



## Great Close, Cawood, YO8 3UG

Offers Over £440,000





## Great Close

Cawood, Selby, YO8 3UG

- Four Bedroomed Detached 'Hogg the Builder' House
- South West Facing Gardens
- Double Garage
- Oil Central Heating. Mains Electricity
- Mains Water Supply. Mains Drainage
- Broadband: FTTC. Mobile: 4G
- Timber Framed Construction
- Freehold
- EPC Rating 'C' (73)
- Council Tax Band 'E'





Nestled in a sought-after neighbourhood, this four-bedroom detached family home, built by Hogg the Builder, offers a wonderful opportunity for discerning buyers seeking a harmonious blend of comfort and style. Boasting a convenient South West aspect, this property exudes warmth and charm while providing a modern lifestyle throughout.

Upon entering the property, you are greeted by a welcoming ambience that flows effortlessly through the well-proportioned rooms. The ground floor comprises a generously-sized living room, perfect for relaxing evenings with loved ones, and a separate dining room for hosting memorable gatherings. The fully-fitted kitchen features ample storage and workspace, catering to the needs of even the most discerning home chef. There is also a useful utility room and ground floor w.c.

Ascending the staircase, you will find the four well-appointed bedrooms, each offering a peaceful retreat at the end of a busy day. The master bedroom benefits from en-suite facilities, ensuring both comfort and convenience for its occupants. The remaining bedrooms share access to a modern family bathroom, complete with contemporary fixtures and fittings.

Externally, the property boasts a double garage and driveway parking, providing ample space for multiple vehicles.

In conclusion, this charming four-bedroom detached house presents a rare opportunity to acquire a family home that effortlessly combines comfort, style, and functionality. With its spacious interior, modern amenities, and enviable location, this property is poised to provide its new owners with a lifestyle of luxury and convenience for years to come.

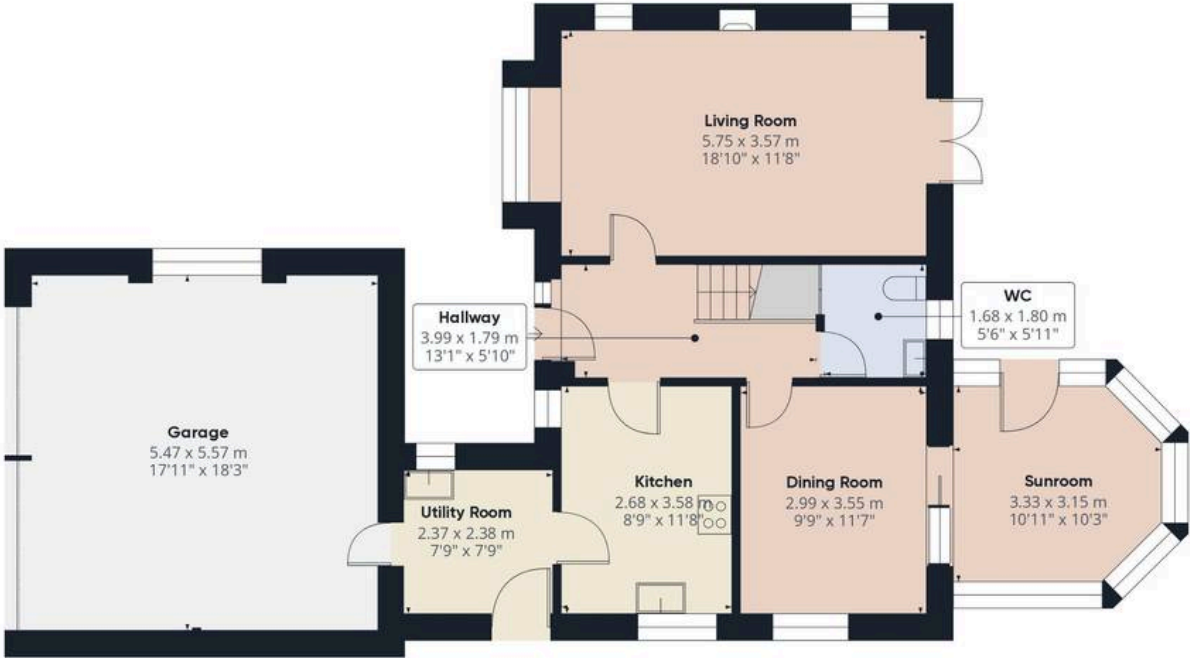
Please note: This property is a 'Timber Framed Building' which was built by Hogg the Builder in 1988.









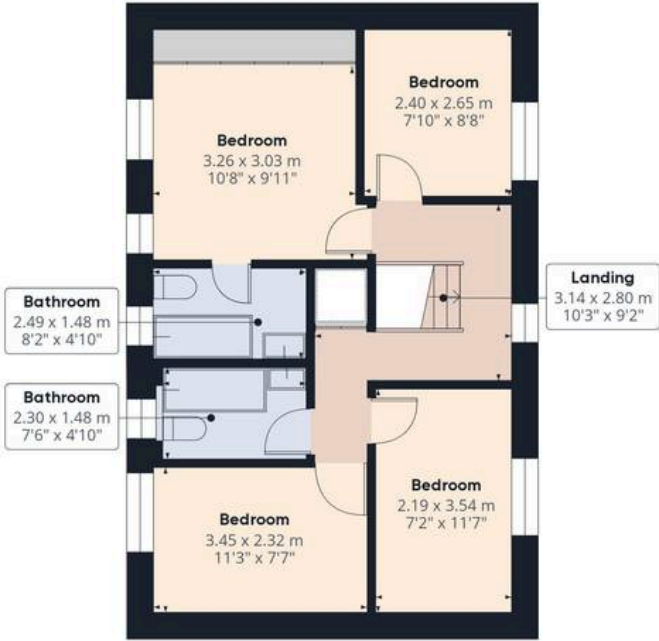


Ground Floor

Approximate total area<sup>(1)</sup>

146.83 m<sup>2</sup>

1580.46 ft<sup>2</sup>



Floor 1

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360





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